

BOT ePacket
October 22, 2011

Administration

TO: The President & Trustees of the Village of Barrington Hills

FROM: Alan C. Hoffman, Chair, Legal Committee

RE: Municipal Code Review

October 20, 2011

For the past several years, the Legal Committee has been charged with the responsibility of reviewing the current code and offering suggestions for modifications and/or improvements. As of this date the task is still not complete. During the time of review the Committee gained and lost members and was unable to meet for almost a year until a legal opinion of the Village Attorney clarified whether the Committee needed to establish a quorum.

In an effort to bring the current Board of Trustees up to date I am outlining the most important areas. The Committee requests that the Board of Trustees review this document along with the previously submitted interim report and formulate a response if deemed appropriate.

The Committee has reviewed many sections of the code and requests that the Trustees focus on the following areas:

1. Update the current building code, parts of which date back to the 1965 and provide for improved technology and changes in the community.
2. Provide for a uniform enforcement procedure with a hearing officer to become part of that process within the Village.
3. Since the current International codes that have replaced the BOCA codes only set forth a minimum, bring the Village up to the current minimum standards.
4. Provide for proper well and septic systems in light of ground water retention and environmental issues.

Village of
Barrington Hills

Interim report of the Legal Comm on Village Code

To: Legal Committee

COMMITTEE CHAIR DRAFT

From: Alan Hoffman, Chairman

CC: Robert Kosin

Date: July 8, 2010

Re: Village Code

The following is an extended report from the Legal Committee to the Village President and Village Trustees of the Village of Barrington Hills concerning suggested areas that should be addressed when reviewing the municipal Code for revision and updates. During the course of the Committee's work, there were deaths on the Committee, resignations and new appointments. The Committee, therefore, expresses an overall report keeping in mind that these thoughts embody some of those who are not longer on the Committee that did address certain issues as well as the thoughts of new and continuing Committee members. Therefore, thoughts may not be attributable to any one current member, but is an effort to reflect a consensus or different point of view, as the case may be.

The purpose of the Committee review was to provide a basic frame work for the President and the Board of Trustees to consider in bringing various code sections up to date to reflect the impact of constantly changing technology and conditions in the Village of Barrington Hills.

It should also be pointed out that the Committee has not finished its work in that there are still topics that involve Building and Zoning as well as the rest of the code, especially titles 7 and 9 that have not been covered. Those matters will be reviewed and forwarded to the President and Trustees in a supplemental report since additional meetings are necessary. The Committee expects to hear from additional presenters and some of what they might say may relate to previously offered recommendations herein.

It was further the recommendation of the Committee that any changes adopted or made take affect on a future date certain to give perspective users of the Code time to review the new code and adopt any plans prior to the new Code as the case may be. It was further the recommendation of the Committee that all of the changes not be retroactive but that effect only after a date certain and as to Building and Zoning issues not apply if a permit already had been issued.

In that the various Code sections include both "Rules and Regulations" as well as "Enforcement" provisions, one member expressed concern that rules and regulations without enforcement is essentially "toothless tiger" and that the Village even now,

does not enforce many of the ordinances. It was suggested that enforcement requires a level of

Personnel and financial commitment to enforce the ordinances and code sections and that the Legal Committee had previously recommended to the President and Board of Trustees the hiring of a hearing officer and an internal matters such as code enforcement issues. The Legal Committee feels that it needs to know the position of the President and Board of Trustees on that issue before making any further recommendations relative to enforcement, and whether the Board is going to accept the legal recommendations.

As you know, in April, 2009, you charged the Legal Committee with a review of the current village code. The Committee began at its May 13, 2009 meeting to review the village code by numerical order of titles, starting with title one being administration. The purpose of the review was to review the code for possible changes, deletions, or additions. It was my understanding that our committee was to delineate certain areas which we found to be of considerable importance even though the trustees or the various committees within the hierarchy of the board of trustees will be reviewing all sections. That would allow the trustees or committees to focus in on certain sections that the Legal Committee felt important.

Mr. Kunz, in his presentation pointed out that the various codes, e.g.: electric, plumbing and HVAC represent the current minimum (emphasis added) requirements

as of that date and time and should be considered as such when considering the overall applicability of everything.

Some other general thoughts to be worked into the Code is that all Codes prescribed by the International Code Counsel or from the Illinois Department of Public Health are considered to be “minimum standards”. Therefore, it is the recommendation of the Legal Committee that the Village of Barrington Hills, at least consider adoption of the current minimum standards

It was pointed out that while Mr., Kunz, in part of his presentation, stated that the current Code sets out a minimum (emphasis added) standard. He and various other enforcement officers doing presentations, suggested standards below minimum by not recommending current code use. As such, the Trustees should review what level they want to bring the Village to in view of current Codes which are outdated, as well as newly established Codes. Current Codes for reference purposes for the President and Trustees are set out later in this document.

In doing so, the Legal Committee is not making specific findings or recommendations because, that is within the purview of the Board of Trustees. The Legal Committee will, if possible, suggest areas of concern as well as possibly express a majority or minority opinion as to certain contested points. The following will be a summary of those areas.

Title One, Village Code

Section 1-1-1 consideration given to reference of Village's home rule authority.

Section 1-1-5 consideration given to availability of the Code through the Internet.

Section 1-3-2 definition of the word "negligent" as the term applies to a general purpose unit of government; definition of the term "nuisance" so as to specifically distinguish between a public versus a private nuisance; the term "operator" as inclusive of owner, the term "owner" to be applicable to land trust or other corporate body; the term "tenant" shall also be inclusive of a licensee.

Section 1-3-3 consideration given to extend the meaning of "catchline" to be inclusive of section headers and other organizational titles.

Section 1-4-1 consideration be given to a provision to include of the entirety of the Village Code; also discussed whether the penalty provision should specifically reference the statutory limit on fines or tagged to whatever the limit is set from time to time by the legislature.

Section 1-5-10 consideration be given to reflect the current time of the meeting of the Board of Trustees, notification of the meeting on the Internet and use of email for notification of special meetings.

Section 1-6-2 consideration be given to set the bond at a level commensurate with the responsibilities of the office without imposing a financial burden on the Village.

Section 1-6-3 et. sec. consideration be given to a consistent appointment procedure for Village officers such as the voting requirement by the Board of Trustees.

Section 1-6-6 consideration be given to enumerate such other legal representatives of the Village such as the Village prosecutor, a special counsel to the Plan Commission.

Section 1-7-2 consideration be given to increase the bid limit whether set by statute or general practice of the Village.

Title II, Boards & Commissions

No specific recommendations were made with regard to Title II with the exception that one member of the committee felt that the chairperson of some of the committees should have more of a background and training and that requirement should be spelled out in the code itself.

Title III, Business Regulations

With regard to Title III, Chapter I, the committee examined the issue of liquor licenses and felt that perhaps a more stringent licensing ordinance should be drafted. In conjunction with that and with the recently passed video gaming statute it is recommended that the Village pass a Video Gaming Ordinance and avoid State of Illinois imposed taxes which can be done under the new State Statute.

As an aside, the Committee was separately presented with a draft of a "Social Hosting Ordinance", pertaining to underage drinking. The consensus of the committee was that the Committee did not recommend adoption on the ordinance as presented in its current format.

Title IV, Building Regulations

Sections 1 through 5. Administration, Building Code, Erosion and Sedimentation, Control Regulations, Surface Water Drainage, and Model Floodplain Ordinance, were discussed with emphasis on administration and building code.

The following is based upon review and presentation and as a compilation of the opinions that may apply to more than one Title or one Section but primarily concern Title 5 but there is some overlap in zoning.

Fees & Codes

There was general discussion and opinions on both sides as to whether or not fees should be raised to be more commensurate with the amount of time spent with regard to permit and inspecting as well as using more formalized inspection process at each stage of building as well as final approval. It would appear that just at least, in certain standpoint, that only cursory inspections are being done. That has to do with enforcement as opposed to the ordinance itself, however, if new ordinances are enacted, the Village has to have the appropriate personnel for enforcement, as well as the appropriate tools. The Committee previously recommended to the Board of Trustees, that a Hearing Officer be funded for and appointed for municipal violations to avoid burdening John Clarke and a court form for municipal code violations and that the new code should encompass that.

While the Committee does not make a recommendation Codes in total, it may not be in the purview of this committee to select certain sections and eliminate others, There was discussion with regard to a property maintenance code and that only certain sections of a property maintenance code dealing with general upkeep and repairs be included and not other sections that might apply to multi-family dwellings. Others on the Committee felt that the entire code should be adopted since there were multi-family dwellings in the Village and that while certain sections might not be applicable, the fact that they are on the books does not hurt anything. Some

members of the committee felt that there should be a regulation of grass height and definition of “noxious weeds”. At least one member of the committee felt that an appearance committee or commission should review all items contained within the maintenance code for both internal and external ongoing appearance. Another member of the committee that Barrington Hills is a country atmosphere and Barrington Hills should not even regulate rodents even if they live inside or outside of a dwelling.

Sprinkler Systems and Fire Alarm Systems

The fact that homes are not connected to a central water supply would make it important in the interest of welfare and safety to have sprinkler systems as a mandatory requirement for all new buildings to be built after passage of the new ordinance, but not retroactive as to homes currently existing. There was no decision as to how additions to homes would be handled. There was a question as to whether sprinkling of out buildings would be required, including out buildings where someone is living, a guest house, a barn with residential space, or even a barn where multiple horses are stabled. The plumbing inspector for the Village of Barrington Hills voiced the opinion that sprinklers should not be installed based upon cost, however, based upon presentation from the Barrington Countryside Fire Department, the cost did not seem that significant based upon the overall cost of the structure.

In addition, part of the presentation and questioning that took place with the BCFD dwelt on communicating digital fire alarm systems. While Barrington Hills currently has an ordinance requiring direct connection of every fire alarm system to the Village of Barrington Hills, there is no enforcement of that nor is there any checking when a house is permitted or final inspection is made to make sure that it is being done. In an effort to regulate this, there was an opinion expressed that every house in Barrington Hills be required to have a communicating digital alarm system connected to SENCOM, DUCOM, NWCENTRAL or QUADCOM respectively as well as the Village of the Barrington Hills alarm board with an inspection as to whether the fire alarm system is connected to the Barrington Hills board. There was no expression as to the requirements as to where smoke detectors, carbon monoxide detectors, heat detectors or similar devices be located and the committee felt that would be best left up to consultants. There was an expression that in conjunction with the installation of each alarm, there be a flashing strobe light on the front of the outside of each dwelling of a certain color which would assist the various first responders locating a dwelling, especially if a fire was a smoldering fire but had triggered the alarm system or was a panic alarm or EMS alarm. This is especially true in the Barrington Hills area in view of the fact that Barrington Hills is served by four different fire protection districts, many of which have different numbering systems. There was at least one expression that the strobe light be a mandatory one million candle power, flashing a certain number of strobes per minute and that they be required to be turned off after a certain period of time in conjunction with the alarm system. If a smoke alarm is set off because of a smoldering fire, a burglar

alarm or emergency panic button is activated, the strobe would help first responders locate the dwelling. This would dovetail with the current Barrington Hills Ordinance requiring a land telephone line which could be used for communication purposes and is currently used by 911 for location. Obviously, if an alarm system is put in and connected directly to the police department for fire monitoring, there should be a requirement that the system be tested for communications, at least on an annual basis. In conjunction with this, there was thought, but disagreement between the committee members as to whether or not there should be some ongoing inspection or testing of an alarm system once it's installed. This should be required according to what the Barrington Countryside Fire Protection said. The BCFP also recommended annual inspections systems be inspected by the Village of Barrington Hills and that be required by Code.

In conjunction with the Codes, the Committee at the presentation of the Barrington Countryside Fire Department looked at the use of fire retardant materials as a suggested requirement for use in conjunction with or in lieu of sprinkler systems in certain areas and did not form any opinions.

Mr. Kunz disagreed with various fire dept personnel and suggested that the Village not require sprinkler systems and also with regard to fire suppression systems, if required, should be inspected on an annual basis and submit proof of inspection to the Village passed by a licensed inspector.

Part of the presentation by the Barrington Hills plumbing inspector had to do with sprinkler systems and a separate back flow device which would prevent sprinkler systems from contaminating potable water in a home. This is currently part of code elsewhere and it was the opinion of our plumbing inspector that this be adopted by the Village of Barrington Hills and permitted. There was some thought given as to whether or not sprinkler systems should be banned, limited or permitted based upon aquifers in the village of Barrington Hills and their current level of function.

The committee consensus was that the Village recommend but not require a sprinkler system. The committee consensus was that if a sprinkler system was installed it be permitted and checked annually and the report filed with the Village.

Well & Septic Systems

As Barrington Hills has special requirements for septic systems that should be addressed in conjunction with the Code and well water construction should also be addressed including the depth of wells and amount of water pumped relative to ground water sprinkler systems and other such devices.

There was a presentation from Dan Strahan from Gewalt Hamilton who suggested that the Village, as an addition to current septic system ordinance, look at three and four chamber septic system designs for more efficient, effluent degradation. It was also suggested that there be an ongoing appropriate inspection on a regular basis to

make sure that septic systems are functioning properly. It was the consensus that spray irrigation systems not be allowed.

The Committee felt that the Trustees should adopt a Back Flow Ordinance which would prevent sprinkler systems or fire suppression systems from flowing into potable water. The Committee discussed but deferred action, on underground sprinkler systems and the effect on wells and aquifers as something that needs further study especially in view of the presentation of President Abboud.

However, as to general comments within the Code itself, the Committee heard the presentation by Robert Abboud, President of the Board of Trustees relative to ground water, ground water retention, aquifers, and ground water regeneration. Some of the thoughts were that ground water preservation and areas of ground water preservation be designated within the Village and or area. According to ISWS Chief Derek Winstanley, the Illinois State Water Task Force has placed Northeastern Illinois at the top of the States priority water quantity planning. Significant work needs to be done to understand the ground water resources that we have to tap to supply drinking water to the region. The Northeastern Illinois that was formerly NIPC has had conferences on this for some time. This issue relates back to the regulation of the use of sprinkling equipment and the regulation of concentrated housing if on well and septic.

Soil Control

Final thoughts had to do with allowing of an aeration system for sewage treatment and getting rid of the requirement for percolation test and changing that to soil analysis however, there was mixed feeling on spray or other aeration systems but the general consensus that spray or aeration systems not be allowed. A discussion was had about the changing of the code for site management using the word cumulative instead of 300 cubic yards or 20,000 sq. ft. of soil could be moved without a permit. Based upon entries from our building inspectors who suggested that aeration or three or four stage systems be reviewed and possibly permitted and that all systems be periodically inspected.

Minimal comment was directed to erosion sediment control regulations although some members of the Committee felt that the moving of the number of yards of material be required to be permitted even after the house is constructed so that the normal grade of a house or land not be disturbed including the construction of walk-out basements.

Mr. Kunz, as part of his presentation, suggested that the Village adopt a comprehensive water permit and if that were done, would regulate sprinklers and at the same time enforce the use of the back-flow preventors.

Driveways

At the current time, there does not appear to be any specific requirements for the construction of driveways whereas in other municipalities there is. Various thoughts were given for requirements of gravel, asphalt and concrete driveways and minimum requirements and whether or not those should be permitted, including those to be used in rental or commercial barns.

Barns and Accessory Buildings

The Legal Committee discussed issues with regard to barns. After some lengthy discussion and analysis the Committee decided there should be a distinction between large barns and small barns. Some of the issues that need to be revisited are the storage and/or elimination of waste, the maintaining of an adequate water supply for fire protection, HVAC for large barns to avoid odor accumulation, fire alarm systems for large barns, proper and adequate power and emergency power for large barns and maintaining the water supply and alarm systems.

There was a discussion on how to differentiate between large and small barns. Some thought that barns housing four to six horses or animals could be considered small barns while other barns should be considered large. There was a discussion as to whether large barns needed a special use permit which is something the Trustees need to review.

Some discussion revolved around construction materials. Should the Village permit wood barns and if it does, what should be done to prevent conflagration if there was a fire. Should the wood be required to be treated to prevent burning or should sprinkler systems be required for large barns. Should barns be insulated to conform to a "Green" environment. What road access and egress is needed for large barns was also discussed.

There was a consensus that large barns need to be more regulated than small barns. There was a discussion of what types and number of animals that can be on a property. "e.g.: horses vs. pigs"

Part of this would be impacted by the Zoning Ordinance in the Comprehensive Plan. If the Village has zoning for agriculture than barns are an integral part and could be used in other ways as opposed as to barns used for equestrian purposes or other purposes.

Therefore, the Village has to look at the overall use of the barn in addition to size. If the barn is being used solely for the storage of crops such as hay one would not be concerned about animal waste, but one might be extremely concerned about fire.

The Committee also felt there should be a category of "Out Buildings" as opposed to "Barns" then some small building could be used to store tractors or related equipment.

The Committee also is looking at other building, such as barns, looked at the sizes of barns and felt that there should be a distinction between large barns and small barns. In conjunction with barns that are used for the housing of animals. Questions arose as to the requirements for water and the disposal of sewage from said facilities or animals maintained in the barns or on the property. At least one member of the Committee felt it was important for the health, welfare and safety of the residence that appropriate facilities be used to facilitate the removal of animal waste and by product.

The Zoning regulations took a much more lengthy and diverse period of time and study with discussion surrounding definitions including building, accessory buildings, large barns and small barns and similar such verbiage. There was discussion centered upon agricultural use and whether or not Barrington Hills should maintain and agricultural use and if so, what restrictions should be applied to that usage. Further discussion centered round commercial as opposed to private usage and whether or not Barrington Hills, at this time, should have different codes for commercial use as opposed to private or incidental use for commercial purposes which would apply to all zoning.

Still another area that came up for discussion in conjunction with large barns and small barns as well as other sections of the Code was the boarding and training of horses, however, in view of the fact that as well as signage for same and numerous

other issues, however, due to the fact the Board of Trustees is currently studying this issue the Legal Comm chose not to offer any suggestions at this time unless specifically instructed to do so.

Hazardous Waste Storage

Another discussion was had about maintaining or storage of hazardous waste or other materials including the storage of propane, oil, diesel fuel, pesticides, and fertilizers especially liquid and in bulk form and what requirements should be applied relative to the storage and protection of said materials to prevent ground water contamination as well as combustion.

Home Occupations

A discussion was has as to what constitutes “Home Occupation” and whether or not that is being enforced currently as opposed to current residence.

Vehicles & Equipment

Another issue that was raised had to do with the storage of vehicles outside of a structure on a regular basis. That would include automobiles, trucks, moving equipment, tractors, and boats. A question arose whether not if the vehicles were left for more than 30 days, that would be considered to be an extended storage and if vehicles there after that period should be required to be kept in an enclosed structure. In addition to that, trailers, campers, vans, and similar vehicles were also discussed and there was discussion as to whether or not they should come under the same criteria. If the vehicles of that nature were to be included under a code that a question arose as to what type of building would be required to house and whether or not an individual would erect a simple steel structure or would be required to have a more elaborate structure and what type of permitting would be required to accommodate a structure for those vehicles. One committee member raised the question whether public visibility was an issue.

In conjunction with the aforementioned, a discussion arose relative to the storage of vehicles for commercial purposes on residential property such as trucks, vans, dump trucks and other types of equipment used primarily off site but maintained for the purposes of a business and the degradation those vehicles have to surrounding land owners and the loss of property values. It was suggested than an amendment to the Code in this area would be appropriate. Some of the types of vehicles that would be considered commercial would be, snow plowing equipment, commercial landscaping equipment, service vehicles and similar type vehicles other than one vehicle where a

person might be on call and needs the vehicle with certain equipment for emergency purposes.

Still other questions arose as to whether or not commercial vehicles should be allowed to be stored at all on an individual's property for any period of time in excess of a certain number of days. In view of the fact that there is at least one if not more property owners in Barrington Hills who is accumulating vehicles on their property including large commercial and other vehicles which could be considered abandoned, thought was given requiring every vehicle to have current license plates, vehicle sticker and be moved every so many days and be stored in an area that is a designated parking area or driveway which would be surfaced with either gravel, black top such as bituminous or asphalt or concrete as required in another section of the code. That would prevent the storage of vehicles on bare ground.

The Committee discussed vehicles as part of the change in ordinances. There was discussion as to whether any ordinance should require that all vehicles including RV's and boats should be housed in an enclosed building. Further discussion centered on whether all vehicles maintained on the property had to be moved on a regular basis and had to have state and local registration except for farm vehicles such as tractors. In conjunction with this there was discussion as to whether boats or RV's should be allowed to be out all season when they are not in use or even if it is in season, what should be permitted.

Still further discussion centered on the storage or maintenance of commercial vehicles in a residential area and whether they should be regulated especially if there are numerous trucks, tractors and trailers or other vehicles used in conjunction with a commercial enterprise. Finally, a discussion was had on the accumulation or storage of vehicles that could be described as “Junk”. A definition of “junk”, “abandoned”, and the definition of nuisance should be reviewed in conjunction with this to correct the accumulation of numerous vehicles on one’s property.

No determination was made to any of the aforementioned as the committee felt it need more input from the trustees and others.

Miscellaneous Topics Relating to More Than One Area

A short discussion ensued as to the yard sales and for sale signs of motor vehicles that go on a regular or continual basis and whether limitations should be placed on that.

In the report from Tom Kunz, the plumbing inspector, he suggested that the Code be amended to stop the use of underground cast iron pipe for plumbing as it rusts. The Committee supported the recommended.

The Committee supported the requirements of lead caps on stack vent as recommended by Tom Kunz.

The Committee rejected the enacting of an elevator ordinance because it would have been too hard to enforce with our personnel while recognizing that Illinois Public Act 92-0873 controls non-home rule communities. If the Village wishes to adapt an elevator ordinance, it should look to Illinois Public Act 92-0873

The Committee rejected the use of arc fault breakers, but noted that they are and have been required in prior and current electric codes and feel that this be reviewed in conjunction with the overall new electrical code to be adopted.

Tom Kunz stated that our code specifically requires solid copper wiring and we should remove that amendment and allow stranded. No decision was made as with this suggestion it was thought that the appropriate electrical code would cover that area.

The Committee differed action on whether the Village should increase inspection fees to cover more and new inspections and left that matter for the Trustees to decide.

The Committee felt that the Trustees should adopt a Radon Gas Ordinance

General observations made by some of the committee members were that existing and outstanding permits should be allowed to stand. If the permit was granted under the old code, a question arose as to what would happen when an extension is requested. It was also thought that the Code be made clear to avoid ambiguity and

ambiguous interpretation by enforcement personnel. It was also brought up that users of the Code acknowledge that they were aware of various documents being incorporated by reference and being available at the Barrington Hills Village Hall even though we cannot link to certain documents electronically and also advise them where the documents can be procured.

It was further suggested by Mr. Kunz that we adopt an insulation requirement as mandated by Illinois Statutes and become more restrictive to support a "Green" environment.

A new addition to the Code was considered which is the "Property Maintenance Code".

There was protracted discussion on this subject. Some felt that the new code section could be adopted to protect against future contingencies in that a new code section cannot be applied retroactively while others felt that only the minimal amount of control should be applied. With regard to the inspection section there was discussion and after input from various committee members it was felt that the Inspection Ordinance should be strengthened as to various sections of the Building Code as well as new sections.

Special Uses

The Committee looked at the various yards and setbacks as well as accessory uses, one of which was things such as a stable, roadside stands, playhouses and summer houses, two houses and swimming pools, and felt that there should be better definition and specification for those. In addition, under special uses, things like cemeteries and landfills and private landing fields are listed and while some of these require Federal and State certification, the Committee wondered if these should even be considered as a Special Use. Discussion was had as to raising of livestock in a residentially permitted area and whether or not that should be prohibited. Certainly dogs and horses would be permitted, the question of cattle, goats, llamas, pigs and chickens, for example were other issues that were considered. The Committee also looked at setbacks and suggested that setbacks be possibly be increased and further that uses such as stands not be permitted in R2, 3, and 4.

In addition, the Committee briefly spoke about swimming pools and there was discussion about whether all above ground pools should be eliminated in Barrington Hills by not permitting them. In addition, there was discussion as to whether or not there should be a requirement that all in-ground pools be either fenced or covered if not in use. This would also apply to hot tubs. In conjunction with a report from the plumbing inspector and what should be included in the Code is that entrapment protection for swimming pools suction outlets be made mandatory in Barrington Hills.

The current codes that the committee feels that the Board of Trustees should look at are as follows:

1. 2009 International Building Code (ICC)
2. 2009 Residential Building Code (ICC)
3. 2009 Fire Code (ICC)
4. 2009 Energy Conservation Code (ICC)
5. 2009 Plumbing Code (ICC)
6. 2009 Private Sewage Disposal Code (ICC)
7. 2009 Mechanical Code (ICC)
8. 2009 Fuel Gas Code (ICC)
9. 2009 Wetland Urban Interface Code
11. 2009 International Existing Building Code (ICC)
12. 2009 ICC Performance Code
13. 2009 Property Maintenance Code (ICC)
14. 2009 International Zoning Code (ICC)
15. 2009 International Energy Conservation Code (ICC)
16. IAPMO Codes and References
17. Plumbing Codes and References
18. Mechanical Codes and References
19. 2008 NEC References & Electrical Code
20. 2006 I Code & Green Building Code
21. ICC Green Construction Code – Public Version 1.0

- 22. 2008 National Electric Code
- 23. NFPA 90A Standards for Air Conditioning and Ventilating Systems
- 24. NFPA 9073 Electrical Codes
- 25. 2010 NFPA Code
- 26. 2011 NEC Code (available in late 2010)